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Backgrounder

**\$2-BILLION INVESTMENT IGNITES
AN ECONOMIC RENAISSANCE IN HARTFORD**

***New Convention Center and Residential, Commercial, Entertainment and Retail
Developments Make Connecticut's Capital Region a Preferred Place to Live, Work,
Meet and Visit***

Hartford, Connecticut's capital city, begins the 21st century with renewed energy and enormous growth, with significant economic development activity throughout the community. As Hartford continues its evolution into a 24/7/365 living city of dynamic energy, it is developing an exciting new profile as a preferred and desirable place to live, work, learn, meet and visit.

The governor's and legislature's investment of \$750 million contributed to the development of major projects – a mixed-use development called Adriaen's Landing with a new Connecticut Convention Center and an adjacent retail and entertainment district; a new major museum; new and renovated hotel properties; new and enhanced sports, arts and entertainment facilities, including a new football stadium; expansion of Bradley International Airport with the addition of a new terminal; neighborhood housing revitalization; a new community college in downtown Hartford; and new, expansive parking facilities. This economic revitalization has leveraged more than \$2 billion in new housing, shops, restaurants, hotels and other commercial development in Hartford.

Highlights include major developments that will revitalize the city for residents, businesses and visitors:

MAJOR ADDITIONS IN DOWNTOWN HARTFORD

- Adriaen's Landing: a dynamic new complex with the new Connecticut Convention Center, representing the largest meeting facility between New York City and Boston. (Pages 3 – 4)
- A new entertainment and retail project that occupies upwards of 150,000 square feet adjacent to the Connecticut Convention Center. (Page 5)
- A \$150-million museum, the Connecticut Center for Science & Exploration. (Page 6)

EXPANDED LODGING OPTIONS

- The 409-room Marriott Hartford Downtown, the city's first high-rise since the 1980s. (Page 7)
- A total renovation of the 392-room Hilton Hartford. (Page 8)
- Homewood Suites, a Hilton brand, renovates the historic Bond Hotel to create a new extended-stay property. (Page 9)

RIVERFRONT RECAPTURE PROJECT

- The city's riverfront is bustling with renewed activity. (Page 10)

NEW AND EXPANDED SPORTS, ARTS AND ENTERTAINMENT VENUES

- Major expansions have taken place at The Bushnell Center for the Performing Arts and The Mark Twain House & Museum, and are underway also at the Wadsworth Atheneum Museum of Art. Rentschler Field, a new world-class sports and entertainment stadium, opened in 2003. (Pages 11 – 12)

ENHANCED PARKING

- Extensive new parking garages have been created to accommodate the growing number of businesses, residences and attractions. (Page 13)

Development activity extends beyond the city center, with major projects that will further enhance Hartford as a preferred destination offering smart lifestyle and business choices.

AIRPORT EXPANSION

- A \$200-million expansion of Bradley International Airport. (Page 14)

MIXED-USE AND RESIDENTIAL DEVELOPMENT

- Both downtown and in the city's environs, an innovative blend of historic preservation projects and new construction is underway, with new places to live, visit, dine, shop and relax. (Pages 15 – 20)

EDUCATIONAL DEVELOPMENT

- The Learning Corridor and magnet school projects were major initiatives spearheaded by Mayor Eddie Perez. The University of Hartford has undertaken a \$67-million project incorporating a new and redeveloped arts center, science buildings and athletics fields, as well as many additional on-campus facilities, with completion slated for the summer of 2006. Capital Community College relocated to downtown Hartford in 2003. The University of Connecticut Business School opened a new, cutting-edge learning center. The Hartford Public Library is adding a new wing with a children's library at a cost of \$40 million, and will restore other areas. (Pages 21 – 22)

MAJOR ADDITIONS IN DOWNTOWN HARTFORD

Adriaen's Landing

Master Developer: Waterford Group, Waterford, Connecticut, overseen by Capital City Economic Development Authority (CCEDA)
Architect: BB Architects, New York

Under construction since 2000, the new \$874-million, 30-acre Adriaen's Landing convention, hotel, retail and residential development will begin opening in mid-2005. Tying together acclaimed destinations such as the Connecticut River and the Wadsworth Atheneum Museum of Art, the development is part of a comprehensive effort that is re-energizing Connecticut's capital city of Hartford and the region.

Led by Capital City Economic Development Authority (CCEDA) at the behest of the state, this initiative enjoys substantial support from the city of Hartford, and the vision and aid of myriad corporate, non-profit, neighborhood and other organizations. Adriaen's Landing is named for Dutch mariner Adriaen Block, who in 1614 became the first European explorer in the Connecticut River Valley region.

The site offers easy access and will reconnect the city for pedestrians. It occupies the southeast quadrant of the Hartford Business District, which is bordered roughly by Interstate 91, Prospect Street, the Whitehead Highway and St. Paul Travelers and Riverfront Plazas. The Connecticut Convention Center borders Interstate 91, overlooking the Connecticut River, and the connecting Marriott hotel occupies the corner of Columbus Boulevard and Grove Street. A grand staired plaza bisects the Convention Center and hotel, leading to a landscaped pedestrian esplanade, overlooking the Connecticut River and ultimately connecting to Riverfront Plaza. The site between the hotel and Riverfront Plaza is reserved for the Science Center. Across the Columbus Boulevard from the Hotel and Convention Center, an entertainment and retail district is planned.

The Connecticut Convention Center and the Marriott Hartford Downtown will open mid-2005; the Connecticut Center for Science and Exploration is scheduled for a 2007 opening.

Connecticut Convention Center

Developer: Waterford Group, Waterford, Connecticut

Architect: Thompson, Ventulett, Stainback and Associates, Atlanta, Georgia

The 550,000-square-foot Connecticut Convention Center was developed on the easternmost edge of downtown Hartford, overlooking the Connecticut River at Adriaen's Landing. With over 140,000 square feet of exhibition space, it is the largest convention facility between New York and Boston, featuring exceptionally good highway access at the intersection of Interstates 84 and 91.

In addition to its expansive exhibition hall, the \$230-million Connecticut Convention Center offers a 40,000-square-foot ballroom and 25,000 square feet of meeting space, as well as ample sheltered and outside parking. The facility is served by over 6,500 local area hotel rooms and the new Marriott Hartford Downtown adjacent to the convention center.

The Connecticut Convention Center is New England's newest convention destination. Featuring giant exhibit, ballroom and meeting spaces and a dramatic glazed lobby more than 1.5 football fields long, the new center offers high technology amenities in a setting of restaurants, shopping and attractions, including the revitalized Hartford Riverfront.

Services at the convention center are designed with hotel and meeting convenience in mind. The convention space can be divided into two sections, allowing simultaneous move-in/move-out, thereby decreasing the downtime. Conference facilities have the flexibility to host large conventions and intimate, upscale meetings. The 140,000-square-foot exhibit hall can accommodate 800 10' x 10' booths. The 40,000-square-foot ballroom, the largest in New England, is designed for comfortable group meals serving nearly 3,000 people, or receptions for more than 5,000 from a lofty vantage point 75 feet above street level.

Breakout rooms surround the Connecticut Convention Center's giant ballroom, and can be configured for between 50 and 1,400 delegates. The Connecticut Convention Center ballroom and breakout rooms are served by impressive pre-function and lobby areas that provide more than 23,000 square feet for registration, receptions or booths. These spaces, with floor-to-ceiling glass, afford stunning views of the Hartford skyline and the Connecticut River from over 100 feet above ground.

The Connecticut Convention Center is now a prominent visual presence in Hartford, displaying a plaza and vaulted roof to the north and a tree-lined esplanade and architecturally attractive exposure overlooking the Connecticut River.

As of February 2005, forecasts for year one include 20 conventions and trade shows, 15 consumer shows, 40 banquets/receptions, 100 meetings and 20 other events for a total of 195 bookings, with an attendance of an estimated 250,000 people. Overall citywide bookings represent nearly 112,000 hotel-room nights, totaling over \$58 million in convention delegate spending.

Pre-marketing is underway by the Greater Hartford Convention & Visitor's Bureau (GHCVB). Bookings for events starting in mid-2005 and beyond are being accepted now. Contact the GHCVB at (860) 728-6789 or visit www.hartford.com online.

New Retail and Entertainment District

Developer: TBD (RFP process underway)

A new entertainment and retail project is currently on the drawing board and will be adjacent to the Adriaen's Landing development in downtown Hartford. Measuring over 150,000 square feet, this district will connect with the new Connecticut Convention Center, the Marriott Hartford Downtown and the Hartford Riverfront. The development also will integrate with the neighboring Constitution Plaza and Riverfront Plaza, the Wadsworth Atheneum Museum of Art, Main Street and City Hall, and the Sheldon Oak neighborhood.

The \$150-million development will recapture elements of one of Hartford's great, historic neighborhoods. This district is being developed to build on Hartford's already bustling arts, entertainment and dining scene.

This district encompasses Arch Street and the Hartford Times Building, the historic portions of which are being renovated to showcase its grand balcony facing Prospect Street. Demolition of the non-historic portions of the Hartford Times Building is already underway in preparation for construction of the new entertainment and retail development.

Connecticut Center for Science & Exploration

Developer: Connecticut Center for Science & Exploration
Architect: Cesar Pelli Associates, New Haven, CT

The Connecticut Center for Science & Exploration (the Center) was founded in September 2001 as a non-profit organization charged with the mission to create a science-learning destination as part of the Adriaen's Landing development. The \$150-million interactive science education facility is expected to draw 400,000 students, families and tourists per year. It will feature hands-on, interactive science and technology exhibits and programs designed to inspire and motivate visitors of all ages, with a focus on young people of the most impressionable ages.

The Center's Board of Trustees, led by Dr. Hank McKinnell, chairman and CEO of Pfizer, Inc., along with Program Committee Chairman Richard Levin, president of Yale University, recently developed the Concept Plan – a document that maps out the future direction, mission and vision of the Center. Governor Rell serves as honorary co-chair of the Center's Board of Trustees, which includes the highest levels of industry, education and civic leadership across the entire state of Connecticut. Dr. Theodore Sergi, former commissioner of education for the state of Connecticut, is the Center's president and CEO.

The Connecticut Center for Science & Exploration will be designed to be flexible, with a prominent section of galleries and exhibits changing on a regular basis. It will operate significant outreach, off-site distance learning, and teacher support programs that will reach upwards of 100,000 participants. Located between Riverfront Plaza, the Connecticut Convention Center and the Marriott Hartford Downtown, the Center will be approximately 160,000 square feet and six stories tall. Groundbreaking will begin in the fall of 2005 with an anticipated opening in winter 2007-08.

EXPANDED LODGING OPTIONS

Marriott Hartford Downtown

Developer: Waterford Group, Waterford, Connecticut
Architects: Brennan Beer Gorman Architects, New York City

The Hartford Marriott Downtown is the headquarters hotel adjacent to the new Connecticut Convention Center. Conceived in the tradition of a "grand hotel," the \$77-million property rises 22 stories to create a defining icon on the Hartford skyline. The Marriott Hartford Downtown is building on an already strong Marriott presence in the market. The hotel offers 409 guestrooms and eight luxury suites, three food-and-beverage outlets and more than 13,000 square feet of meeting space. There also is a rooftop indoor swimming pool, spa services and fitness center. Additional features include an urban bar at street level and a Starbucks Coffee shop.

The hotel is linked to the Convention Center at the ground floor adjacent to the main lobby. At the terrace level above, the hotel ballroom and convention center exhibition hall are linked via the exterior terrace. The grand staircase to the riverfront esplanade cascades from the terrace to the plaza below. After the planned second phase, the hotel will have an estimated 700 rooms.

The interior design of the hotel, by Alexandra Champalimaud and Associates, seeks to emulate the style and atmosphere of the American "grand hotel" of the 19th century, while incorporating the history of New England and the character and heritage of Hartford, as well as contemporary 21st-century concepts. The guest experience and the hotel's style will be enhanced with details that include columns, high ceilings, lace-inspired mosaic floors and a grand inverted-glass dome.

The hotel's meeting space complements and broadens the reach of the Connecticut Convention Center, while also functioning as a stand-alone meeting destination. An 8,300-square-foot grand ballroom, divisible into five sections, is the largest hotel ballroom in Hartford. Six additional meeting rooms include three executive boardrooms.

The Columbus Boulevard Plaza serves as the front door to the development. The hotel is entered through a limestone pavilion that opens directly into the lobby foyer. The primary *porte cochère* is approached from the Grove Street entrance and links directly to the Convention Center drop-off and the parking deck.

Hilton Hartford

Developer: 315 Trumbull Street LLC

Architect: William Tabler & Associates, The Gettys Group, Inc. (interior design)

Under new ownership and a \$28.5-million acquisition and renovation, the newly refurbished 392-room Hilton Hartford emerges as a state-of-the-art, high-tech, four-star hotel with all the benefits and convenience of a downtown location that will attract both business, convention and leisure travelers. The only full-service Hilton in the area offering a skywalk to the Hartford Civic Center, the Hilton Hartford provides easy access to sporting events, concerts and other special events, and becomes a key player in Hartford's revitalization and renaissance.

The Gettys Group, Inc., an award-winning interior design and architectural design firm, was hired to create the aura and feel of the Hilton Hartford. Conceived as a host hotel for the adjacent civic center and the new Hartford 21 apartment tower, this property provides Hartford residents and out-of-town guests with attractive new options in the heart of city.

The revitalization of the hotel improves the guest experience from arrival to departure, beginning with the hotel's curbside appeal, which has been significantly enhanced by a new glass and steel canopy, signage, site furniture and planters.

The building has been expanded to feature Morty & Ming's, a new and different restaurant with street level access. Meeting rooms have received a complete overhaul of all finishes and fixtures to complement the other improvements of the hotel. Approximately 14,000 square feet of flexible meeting and banquet space include state-of-the-art audio-visual equipment. The hotel also has a deli and coffee bar, an indoor swimming pool, a modern fitness center and high-speed Internet access.

The Hilton Hartford opened in March 2005. The hotel is managed by the Waterford Group.

Homewood Suites by Hilton

Developer: Hersha Hotels, New Cumberland, Pennsylvania

This \$5-million renovation transforms the historic Bond Hotel into a 107-room Homewood Suites by Hilton. The extended-stay hotel will feature a mix of one- and two-bedroom suites as well as meeting rooms, a business center and spectacular views of Bushnell Park and the State Capitol Building. Interior renovations will provide all the amenities of a full-service hotel, including high-speed Internet access, an indoor pool, a fitness spa and a full-service restaurant.

The revitalization of this hotel will leave a lasting impression on guests from arrival to departure, beginning with curbside appeal. Strategically located in the city's entertainment district, the Bond's brick exterior will be restored with Art Deco styling, recalling the 1920s and 1930s era. Details will include new canopies, signage and lighting. The brick arches will be reopened to provide access to an additional 10,000 square feet of retail space on the hotel's first floor.

The lobby, ballroom and public rooms all will receive a dramatic facelift to recreate the vibrancy and elegance of the period. The grand ballroom and banqueting facilities are already in place on the penthouse floor. This newly renovated 5,000-square-foot space features beautiful Palladian windows overlooking the city and offers superior accommodations for weddings, parties and special events.

The hotel is expected to reopen in July 2005.

RIVERFRONT RECAPTURE PROJECT

Riverfront Recapture, a private, non-profit organization, was created in 1981 to restore public access to the Connecticut River, overcoming the obstacles of highways and flood barriers, in ways that: 1) enhance the region's quality of life; 2) make the Riverfront an attractive destination for visitors as well as residents; and 3) leverage public investment in the Riverfront parks to attract private investment that creates jobs, generates tax revenues, and helps to revitalize Hartford and the region.

More than \$1 billion of development projects are currently underway within walking distance of the Riverfront, including Adriaen's Landing – with its Connecticut Convention Center and Marriott Hotel – on sites that connect with the Riverfront Plaza that reunited downtown Hartford with the river when it opened in 1999.

The project has raised more than \$60 million to date from private and public sources, including the Capital City Economic Development Authority, to design and construct Riverfront parks and recreational facilities in Hartford and East Hartford. Completed projects include paved, lighted riverwalks on both banks of the river, performance spaces, boat launches and docks, picnic areas, landscaped lawns for a variety of activity, and a Victorian-style boathouse with a popular rowing program for adults and high school students. A second-floor community room and front porch offer unique venues for weddings, corporate receptions, birthday parties and other private events.

Visitors to Riverfront Plaza in downtown Hartford can walk across the river on the spacious Founders Bridge promenade to reach East Hartford's Great River Park. At the southern end of Great River Park, visitors can walk across the river on Charter Oak Bridge to reach Charter Oak Landing in Hartford. Riverfront Recapture is working now on plans and permits to connect Charter Oak Landing with Riverfront Plaza. These ambitious plans include cutting an opening in the dike as part of a new entrance to the Riverfront off Van Dyke Avenue, in the Sheldon/Charter Oak neighborhood near the former Colt firearms complex that is currently in the midst of a \$110-million redevelopment project that includes housing, offices, retail and possibly a museum.

Scheduled to go into construction in 2005 is a riverwalk connection from the north side of the Bulkeley Bridge into Riverside Park, reuniting the park with the downtown Riverfront. This project will include additional improvements to the historic park that was designed in 1899 by the famed Olmsted landscape architecture firm.

A sculpture park along the riverwalks is emerging through the generosity of the Greater Hartford Arts Council and local foundations and corporations. Three pieces of sculpture are installed in the downtown area. Two additional pieces will be installed in 2005 – one at the boathouse and one in East Hartford. A long-term plan is in place to install as many as 20 additional pieces.

Public events include a variety of sporting events and performances, such as rowing, fishing tournaments, triathlons, Dragon Boat races, cruises aboard the Lady Katharine riverboat, the July 4th Riverfest and fireworks, international festivals, a wide range of concerts such as the Guitar Under the Stars evening of classical guitars, and, new in 2004, the first annual Hip Hop Festival.

SPORTS, ARTS AND ENTERTAINMENT DEVELOPMENT

Rentschler Field

Architect: Ellerbe Becket

A former runway was transformed into a world-class sports and entertainment venue with the August 2003 opening of the Rentschler Field Stadium in East Hartford. The approximately 40,000-seat stadium is one of former Governor Rowland's "Six Pillars" and is a major resource for community organizations in search of a large venue with easy access to Greater Hartford's major interstates. The stadium is the new home field for University of Connecticut football and has hosted large-scale concerts, such as Bruce Springsteen and the E Street Band.

The \$92-million Rentschler Field spans 8.5 acres of the 75-acre site donated to the state by United Technologies. The natural grass Rentschler Field playing surface is 26 feet below grade at the stadium, which features stadium seating, outdoor club seats, fully enclosed club seats and 40 luxury suites.

Rentschler Field is named for Frederick Rentschler, a visionary inventor who founded Pratt and Whitney in Hartford in 1925. Pratt and Whitney, now owned by Hartford-based UTC, moved to East Hartford in 1929.

The stadium was built under the supervision of the State of Connecticut Office of Policy & Management (OPM) as part of the State of Connecticut's Adriaen's Landing / Rentschler Field economic development program. Rentschler Field is being managed by Madison Square Garden, which programs additional sports and entertainment events around the six-game UConn football schedule.

The Mark Twain House & Museum

Architect: Robert A.M. Stern Architects (RAMSA), New Haven, Connecticut

Complementing the late 19th-century home of the celebrated author, a \$16.5-million, 33,000-square-foot Museum Center opened in 2003 to offer a fuller visitor experience and a deeper appreciation of Mark Twain's life, times and achievements. A 2,000-square-foot gallery affords the museum its first opportunity to present changing exhibitions year-round on issues that relate to Mark Twain's life, his years in Hartford and the Victorian era.

It also offers a 175-seat theater with Internet-ready audiovisual technologies, enabling the institution to expand its nationally recognized symposia and lecture series, including the Clemens Lectures. Two 26-seat wired classrooms allow a teacher to host multi-dimensional learning experiences from coast to coast and abroad. The new center is a repository for the institution's 50,000-item collection of rare books, manuscripts, photographs, Victorian-era artifacts, and fine and decorative arts, many of which have never been on public display.

Additional renovations are underway to restore the butler's pantry and re-furnish the Tiffany-decorated front hallway of the Mark Twain House, as well as to restore the original landscaping and the Carriage House.

Bushnell Center for the Performing Arts

Architect for the expansion: Schoenhardt Architects, Inc., Simsbury, Connecticut

Connecticut's premier presenter of the performing arts, The Bushnell has delighted and inspired audiences for 75 years and plays a leading role in the state's cultural life. A \$45-million, 90,000-square-foot facility, built adjacent to the original Mortensen Hall, opened in November 2001, and includes the 907-seat Maxwell M. and Ruth R. Belding Theater and such amenities as a great hall, a café, a gift shop, classroom space and more restrooms. In addition, there are private dining and entertainment suites and reception spaces with full catering available.

The Bushnell recently completed renovation and restoration work, including installation of custom-designed carpet in Mortensen Hall that matches the original magenta color scheme of the auditorium, and new cushions and fabric on seats in the mezzanine and balcony, as well as lighting and armrest enhancements.

Wadsworth Atheneum Museum of Art

Developer: TBD

Architect: TBD

More than \$63 million has been raised for enhancements that are now underway at the Wadsworth Atheneum Museum of Art, including an expansion, restoration of windows and roof replacements. A museum restaurant, shop and offices will be housed in The Hartford Times Building, part of the entertainment and retail project adjacent to the convention center within Adriaen's Landing. Additional improvements will focus on exhibition space, improved circulation and more public amenities.

PARKING DEVELOPMENT

Morgan Street Garage

Hartford, which enjoys exceptional highway access from major interstates that converge in the city, is further improving transportation through the development of new and better parking facilities.

The first such facility, Hartford's new 2,300-car Morgan Street Garage, opened in January 2002 and serves downtown businesses and professional and leisure commuters with convenient, affordable and safe parking, as well as electronic parking passes.

One of the "Six Pillars" of economic development proposed by former Governor Rowland and approved by the General Assembly at the end of the 1998 session, the facility also provides parking to the new campus of Capital Community College, which opened in the nearby G. Fox building in 2002.

The **Connecticut Convention Center** and new adjacent **entertainment and retail district** also will offer extensive new parking facilities.

AIRPORT EXPANSION

Bradley International Airport

Bradley International Airport (BDL) is New England's second-largest airport and serves as the gateway to the New England region.

Located in Windsor Locks, between Hartford and Springfield, Massachusetts, Bradley Airport is fast, easy and convenient. It is one of the nation's fastest-growing airports and one of the few U.S. airports with a 3,500-car garage directly across from its terminal for long- and short-term parking. The main runway is 9,500 feet and capable of handling all aircraft, including the world's largest aircraft, the Russian-built Antonov, making it the primary backup for JFK, Logan, Newark and LaGuardia (only 95 miles away).

As part of Bradley's \$200-million Terminal Improvement Project to expand and modernize the airport, the newly completed central terminal opened to passengers in 2003. The 260,000-square-foot terminal and concourse feature 12 aircraft gate positions for domestic carriers, state-of-the-art security and communication systems, expanded ticketing windows and passenger amenities that include new stores and restaurants. In addition, the airport features a new Federal Inspection Station (FIS) that handles international traffic.

BDL offers daily flights to 72 destinations, including 22 non-stop flights to Chicago and 39 to Washington-Baltimore. The airport services the following major airlines: America West, American Airlines, Continental Airlines, Delta, Northwest Airlines, Delta Song, Southwest Airlines, United Airlines and US Airways. The airport services the following regional airlines: Air Canada Jazz, American Eagle, CommutAir, Continental Express, Independence Air, Skyway Airlines, United Express and US Airways Express.

BDL is also the New England distribution hub for UPS, the regional center for Federal Express, and the regional airmail distribution facility for U.S.P.S. Bombardier operates a regional service center for Global Express corporate jets. Cargo security at the airport ranks in the top five nationally and customs services are available 24/7. An active foreign trade zone also is part of the airport's offerings.

More information is available on www.bradleyairport.com.